

converted into apartments. During the Victorian era a number of factories and warehouses (especially in the north of the conservation area) existed including the extensive printing works of Eyre & Spottiswoode. Today almost all former industrial buildings have been converted into popular gated live/work units.

There are a number of religious buildings within St Mark's Conservation Area including the handsome red-brick St Mark's and the former Ashkenazi Orthodox Synagogue (now converted into flats, and known as Montague House) at No. 62 Montague Road

Two exceptional public buildings exist within St Mark's Conservation Area. The first is Colvestone Primary School built in 1862 (Figure 21) and the former Shacklewell Public Baths, Shacklewell Lane erected in 1931. Today the former baths are run as the Bath House Children's Community Centre.

There is almost no industrial activity within St Mark's Conservation Area today, although during the later 20th century a number of industrial activities, often run by the Turkish and Jewish Communities have existed nearby. Few empty sites exist and opportunities for redevelopment are limited.

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Introduction

St Mark's Conservation Area contains an interesting variety of buildings dating to the 19th century, some of which are listed or locally listed. The highest quality buildings are St Mark's Church, the Church Hall and Verger's House, Colvestone Road Primary School and some of the residential terraces and villas in the streets of the Conservation Area, which although unlisted are relatively unaltered and which make a really positive contribution to the character of the Conservation Area. These are called "Buildings of Townscape merit" and are marked on the Townscape Appraisal map. There is a former synagogue (Montague Road) and most of the houses contribute positively to the character of the Conservation Area.

The more important of these buildings have been described in section 4.2 above 'The Buildings of the Conservation Area'.

5.2 Listed Buildings

There are just 4 listed buildings or structures within the Conservation Area, of which one is listed grade II*. They are St Mark's Church and associated buildings and Colvestone Road Primary School. Listed buildings are all included in a list at Appendix B.

5.3 Buildings of Local Significance

There are a number of "locally" listed buildings in the Conservation Area. These are buildings which make a contribution to the character of the Conservation Area and which Hackney Council consider to be of local significance due to their age, architectural detailing or because of some unusual feature. They include a range of villas and terraced houses mainly in residential use. These are all included in a list at Appendix B.

5.4 Buildings of Townscape Merit

Apart from the listed and locally listed buildings, a large number of unlisted buildings in the Conservation Area have been identified as "Buildings of Townscape Merit". These are usually well detailed examples of mainly late 19th century houses or commercial premises which retain their original detailing. As such, they make a positive contribution to the character and appearance of the Conservation Area, and any proposals to alter or demolish such buildings will be strongly resisted by the Council (see Policy EQ13 of the UDP of 1995). Together, these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area.

Of special merit are the many examples of good quality terraced houses and a few shops within the Conservation Area. They are marked on map of St Mark's Conservation Area

Listed Buildings

Listed buildings are more tightly controlled than unlisted buildings and are subject to separate legislation. “Listed Building Consent” is required for all alterations and extensions which affect the special architectural or historic interest of the building, and as both the exterior and interior of the building is listed, the Council’s approval is therefore required for a wide range of work. Further guidance can be obtained from the Council but briefly, the type of work commonly requiring Listed Building Consent includes:

- The installation of new windows or doors
- All extensions (planning permission may also be required)
- Removing internal features such as fireplaces, walls, timber partitions, panelling, and shutters
- Removing or altering a staircase
- Altering or demolishing a boundary wall

This list is for guidance purposes only and is not exhaustive. If you are in any doubt as to whether you require Consent, please contact the Council’s conservation staff before commencing work. It is a criminal offence to alter a listed building without Consent and carry out work illegally can result in a substantial fine or even imprisonment.

When considering applications for Listed Building Consent, the Council will usually require the applicant to submit a detailed archaeological evaluation or report of the building which will describe the historical development of the buildings and its site, as well as identify the special features which contribute to its architectural and historic interest. All proposals which affect listed buildings must preserve these special features, and applications which propose their removal are unlikely to be acceptable. Extensions to listed buildings will be judged in a similar way to those to unlisted buildings (Para. 7.5) but will additionally need to satisfy the following:

- Extensions should be secondary in size, bulk and footprint to the original building.
- Extensions will need to be carefully detailed to marry-in with the original building.
- Traditional materials and details will be required.

Further information about listed buildings can be found in PPG15 (see paragraph 2.1, above) and in the UDP.

6 “SWOT” ANALYSIS

St Mark’s Conservation Area is notable for its important and well-preserved mid-Victorian houses, a building type that Hackney has in many varied examples. The houses and villas in St Mark’s Conservation Area are amongst the very best within the borough. A number are listed, locally listed, or have been identified within this appraisal as making a positive contribution to the character or appearance of the Conservation Area (Buildings of Townscape Merit). Together these form an interesting and unified historic streetscape, contrasting with the towering St Mark’s Church in its green open space at the heart of the Conservation Area. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible given the necessary funding and commitment.

6.1 Strengths

The most positive features of the Conservation Area are:

- The curve of Shacklewell Lane at Fossett Terrace, giving good vistas in places
- A number of listed and locally listed buildings;
- A very high number of streets which have a coherence, are homogenous and contain a completeness of historic fabric;
- Large numbers of Buildings of Townscape Merit, all creating a cohesive townscape;
- The survival of well-kept front gardens to many Victorian houses;
- The predominantly residential nature of the area and its human scale;
- Survival of some 19th century houses of definable quality, with good external features such as doorcases, iron work and sash windows;
- Good quality details on the mid to late-19th century buildings including stucco, stone and brick features such as cornices, ‘mermen’, string courses, lintels, window reveals and door surrounds. Close inspection of the stucco details of many buildings shows an interesting variety of interpretations of motifs. Some of these show a richness of imagination in the part of the builders, as if they had enjoyed experimenting with permutations and new images;
- Little modern development;
- The central green space around St Mark’s from where the other roads radiate;
- Views to St Mark’s from the adjoining streets;
- Interesting and sensitive conversions of former industrial buildings and warehouses into residential and live/work units;
- Refurbished and well-maintained houses in many roads;
- Wide streets with street trees.



Figure 44: 'Time Square' A sensitive conversion of a former rubber warehouse, plus new build for residential flats to the rear of Colvestone Crescent

6.2 Weaknesses

The most negative features of the Conservation Area are:

- The very busy traffic and litter at the Ridley Road end of Colvestone Crescent;
- The run down shops in Shacklewell Lane;
- Loss of small local public houses to residential use;
- Lack of public open space;
- Loss of iron railings in some streets;
- Some of the largest houses in Sandringham Road appear neglected;
- A number of run-down properties, requiring repair ;
- Loss of architectural features, especially windows and doors;
- Insensitive and large roof extensions to front facades;
- The general neglect of green areas near Shacklewell Lane.

6.3 Opportunities

The following points are “opportunities” which the London Borough of Hackney or private owners could implement, subject to the necessary funds being available:

- Consider setting up a grant scheme for the buildings within the Conservation Area;
- Repair historic buildings using the correct materials and details;
- Preparation of design guidance on the types of designs in the area;
- Replacement of front boundary railings, gates and walls;
- Educational opportunity for the public, schools, colleges exploring design and history;
- Restore lost architectural features like windows and roofing materials;
- Encourage shop owners to improve their existing shopfronts;

- Aim to revitalise shops in Shacklewell Lane;
- Improve the planting and maintenance of green areas near Shacklewell Lane;
- Serve an Article 4 Direction to protect distinctive features and important original detailing.

6.4 Threats

- Loss of original detailing, especially to single family dwellings which retain certain permitted development rights;
- Inappropriate alterations, such as large extensions and painting of brickwork;
- Small shops with low profit margins do not generate funds for repairing the buildings;
- Poor quality shop fronts reinforce an air of neglect to Shacklewell Lane;
- Increasing property prices mean more subdivision of the larger houses and villas
- Loss of small 'estate' pubs for residential use.

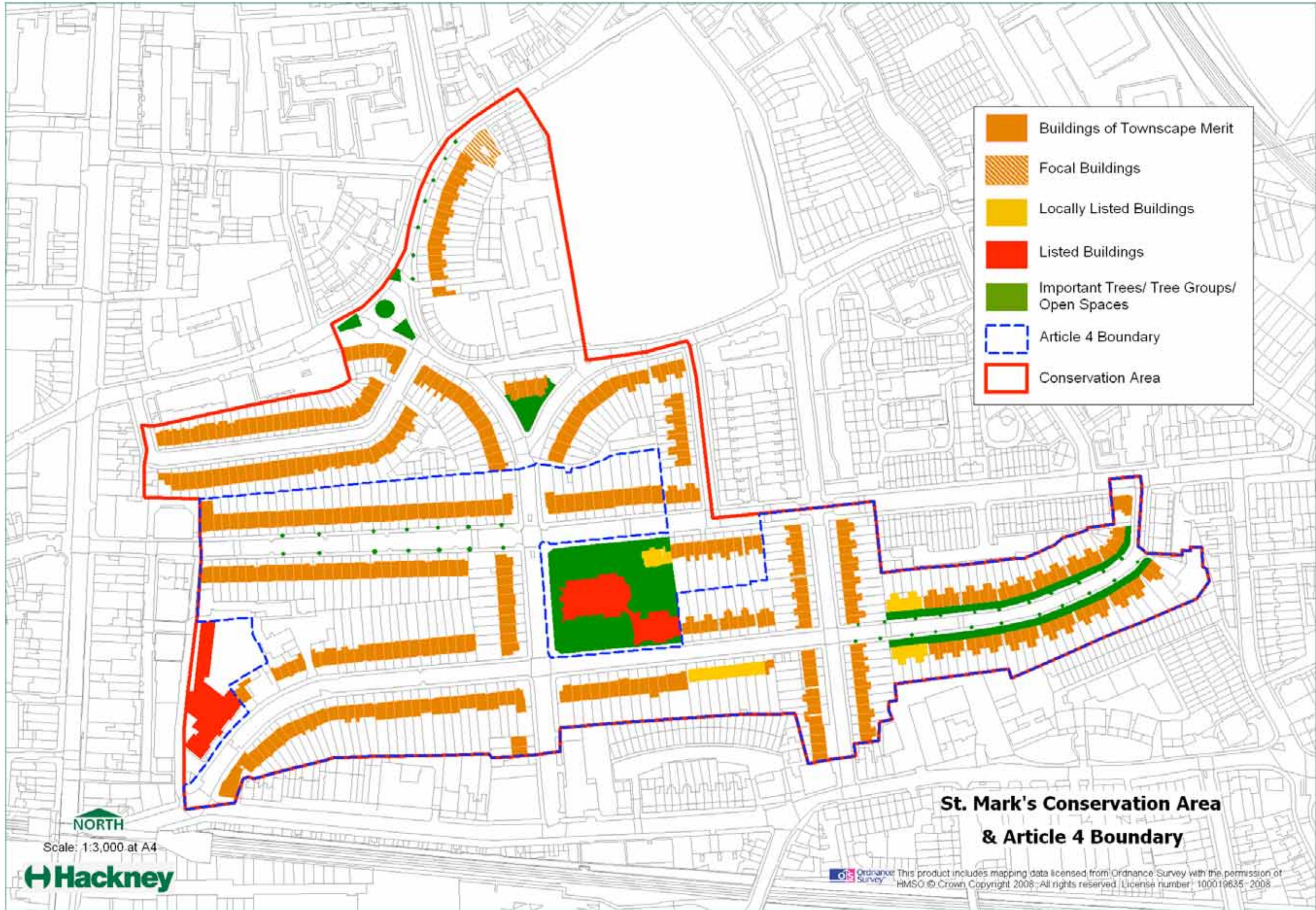
7 CONCLUSION

St Mark's Conservation Area is a little known enclave of high quality mid-Victorian housing. Many of the houses are well maintained with quirky detailing and most retain their front gardens and original features. Surrounded by main roads (Kingsland Road, Shacklewell Lane, Downs Park Road and Ridley Road) the streets within the Conservation Area are frequently quiet for such a central Hackney location and it is an area much favoured by families. Preservation of the area is important if the architectural integrity of the housing is to be retained. Designation of St Mark's Conservation Area would enable this distinctive Victorian speculative middle-class estate to be retained as an architectural jewel for future generations in Hackney.

In parts of the Conservation Area there are some (but relatively few) examples of neglected buildings, poor maintenance, and the use of inappropriate modern materials especially in window replacement. But overall retention of original features of the 19th century houses is high and the current regeneration of nearby Dalston will benefit the area. Where former industrial/warehouse sites have been redeveloped into housing (such as at Time Square and Independent Place) the refurbishment of the industrial architecture into homes has been highly effective and popular. New build has been limited in this area and very few inappropriate extensions to houses have occurred.

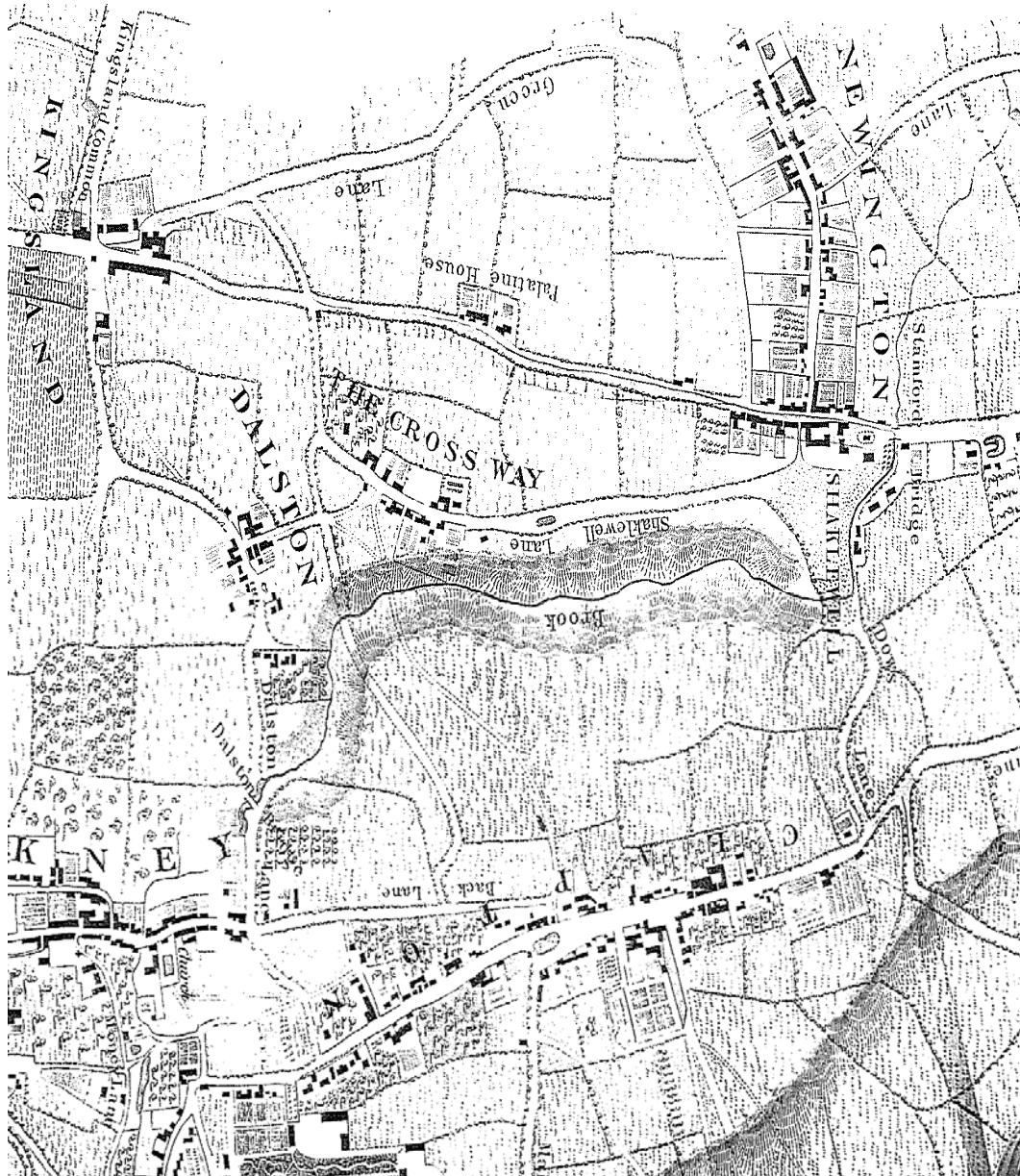
Despite there being little public open space, apart from the churchyard surrounding St Mark's, the wide streets and numbers of street trees provide a green aspect to the Conservation Area. The survival of many front gardens adds to the 'greenness' of the Conservation Area.

Few of the buildings within the Conservation Area are listed or locally listed, however the research for this report has resulted in many of them being noted as Buildings of Townscape Merit. They all display a variety of historic features, materials and architectural styles typical of the mid-19th century domestic middle-class house which Hackney is famous for and they deserve to be protected and enhanced.



APPENDIX A: HISTORIC MAPS OF THE CONSERVATION AREA

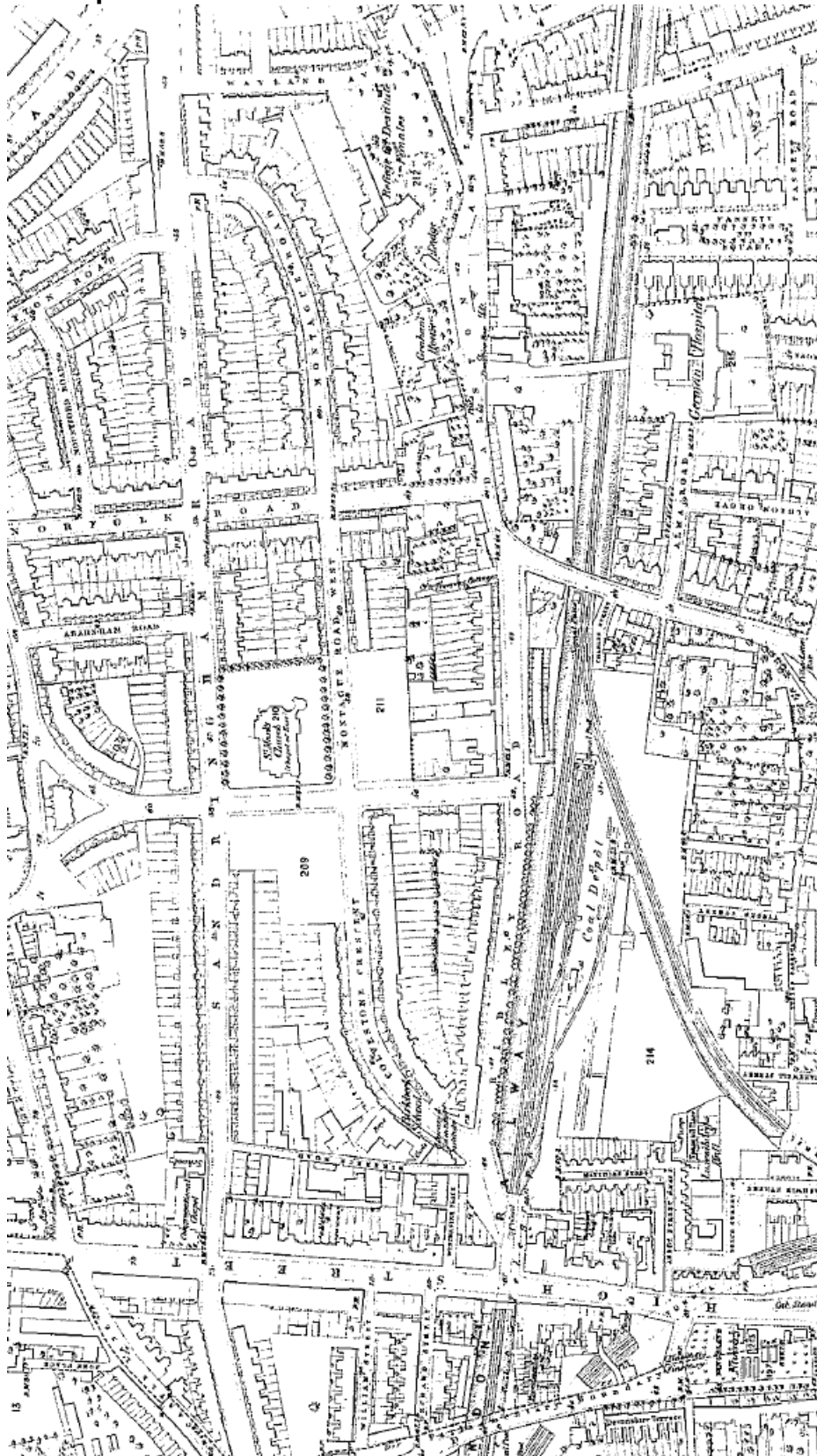
Roque's Map of 1745



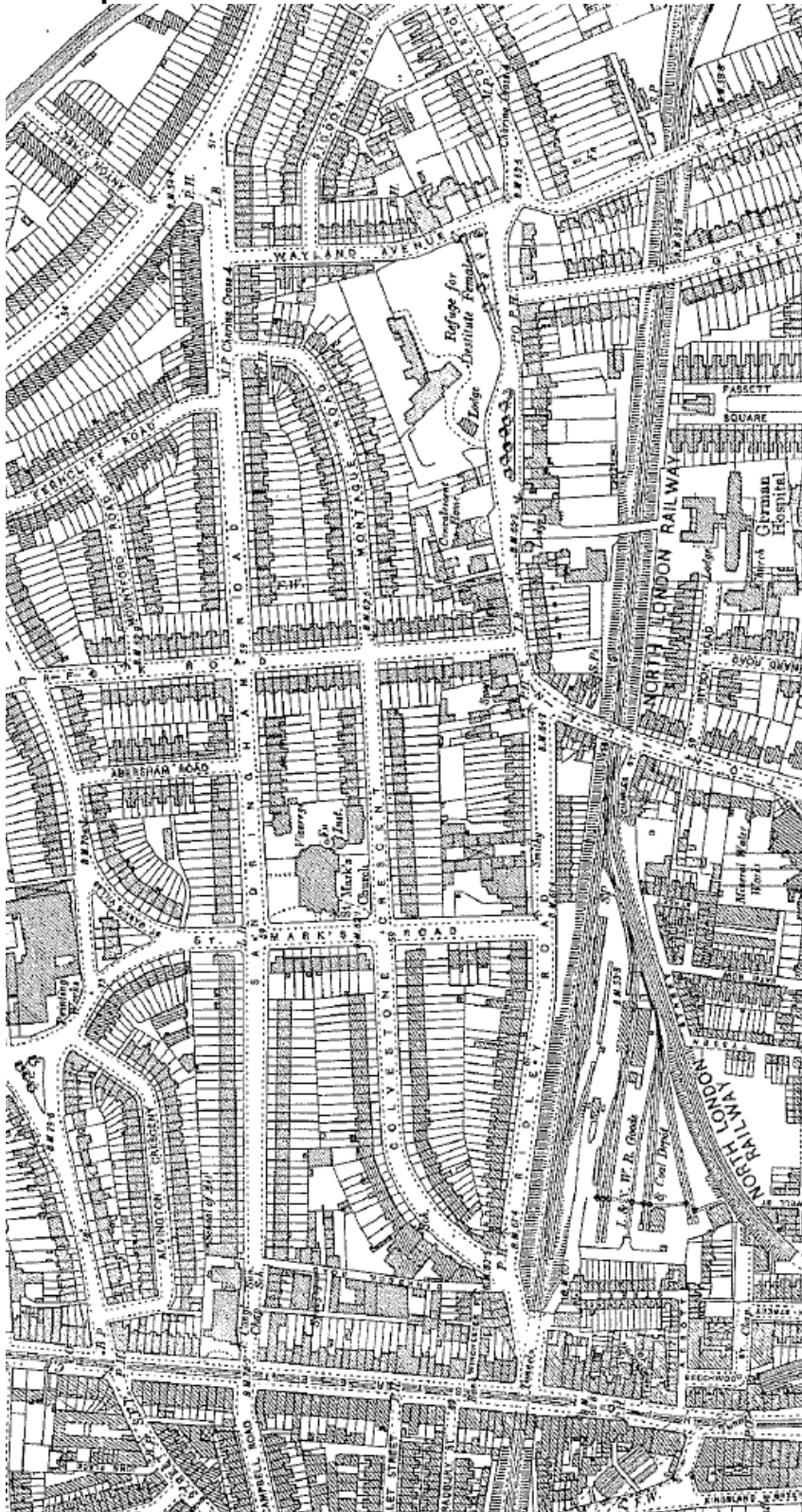
Map of 1830



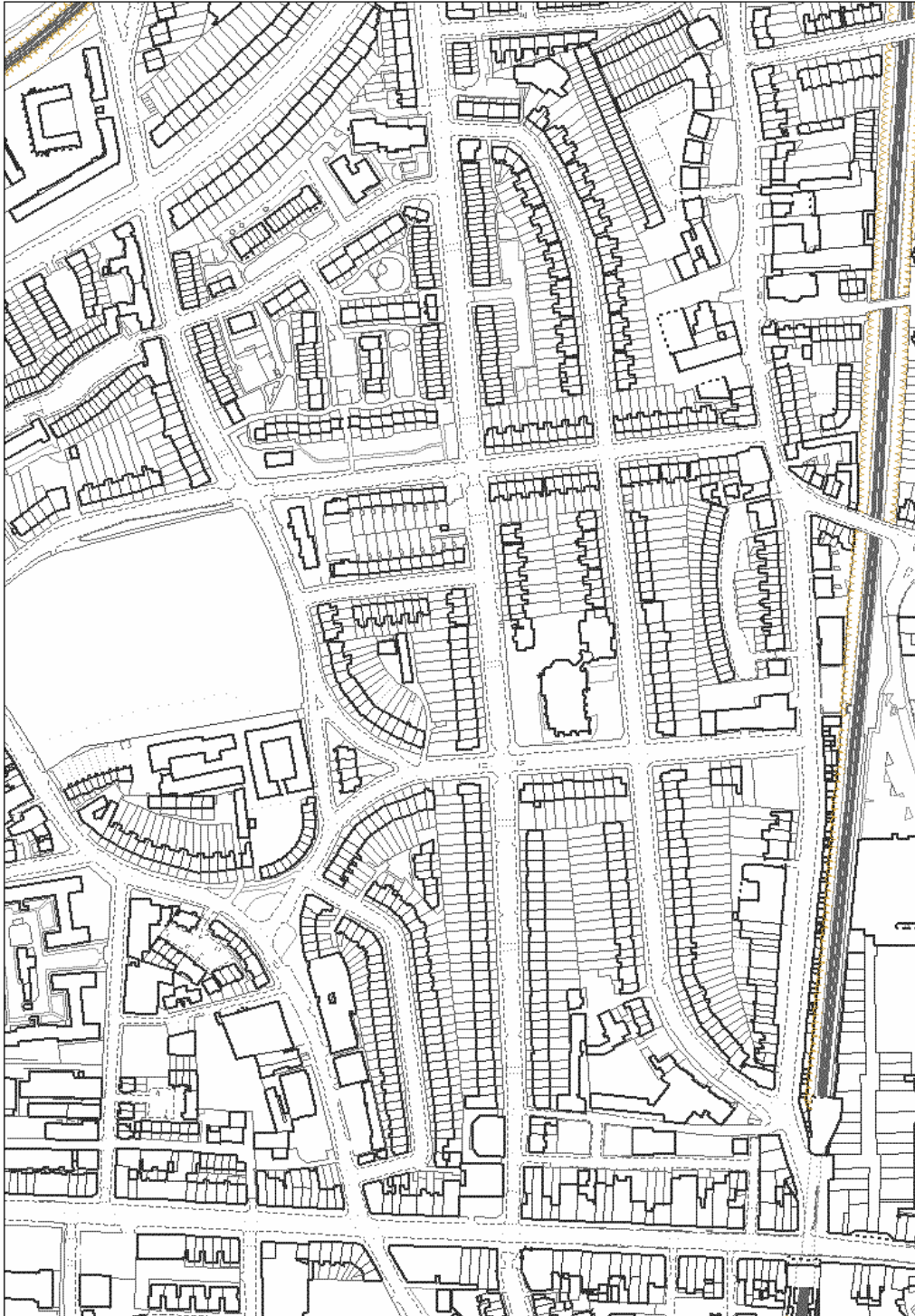
OS Map of 1870



OS Map of 1894



Contemporary Map



APPENDIX B: A SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS.

Statutorily listed buildings (all listed grade II unless otherwise noted):

Colvestone Crescent

St Mark's Church Hall & Verger's House
Colvestone Primary School
Railings outside Colvestone Primary School

St Mark's Rise:

Church of St Mark (Grade II*)

Locally listed buildings:

Locally listed buildings are those which are on the Council's own list of buildings of local architectural or historic interest. The Council's policy (EQ20) in the Unitary Development Plan is to retain the character and appearance of these when determining planning applications.

Colvestone Crescent:

Nos. 90-104 (even) Herford Villas

Montague Road:

Nos. 1-7 (odd)
Nos. 2-8 (even)

Sandringham Road:

St Mark's Vicarage

APPENDIX C: BIBLIOGRAPHY

- | | |
|--|---|
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The buildings of Hackney</i> | Written and published by
The Hackney Society 1984 |
| <i>Victoria County History: Middlesex</i> | Out of print - copy available at Hackney Archives |

APPENDIX D: LIST OF ILLUSTRATIONS

- Figure 1: Love Lane (later Norfolk Road, and from 1938, Cecilia Road) in 1850, from the corner of Cecilia Road with Colvestone Crescent showing the rural scene south of Shacklewell Lane.
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- Figure 43: Churchyard in front of St Mark's Vicarage
- Figure 44: 'Time Square' a sensitive conversion of a former rubber warehouse, plus new build for residential flats to the rear of Colvestone Crescent

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